



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

October 6, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON AMENDMENTS TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH THE AVOCADO HEIGHTS COMMUNITY STANDARDS DISTRICT (CSD), ZONE CHANGE CASE NO. ZC 02-224 (1), AND GENERAL PLAN AMENDMENT CASE NO. GP 02-224 (1) (1<sup>ST</sup> SUPERVISORIAL DISTRICT) (3-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the entire record before the Board that there is no substantial evidence the amendments will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration;
2. Approve the recommendation of the Regional Planning Commission ("Commission") to establish the Avocado Heights CSD, zone changes, and General Plan amendment;
3. Find that adoption of the proposed amendments is de minimus in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project;
4. Adopt the attached General Plan amendment resolution to amend the Land Use Policy Map of the County General Plan; and
5. Instruct County Counsel to prepare an ordinance to amend Title 22 of the Los Angeles County Code as recommended by the Commission.

### **PURPOSE OF RECOMMENDED ACTION**

At the request of members of the Avocado Heights community and the Board, the Department of Regional Planning ("Department") developed the Avocado Heights CSD, zone changes, and plan amendment. These amendments address land use issues, such as land use incompatibility and preservation of community character. They also update the land use and zoning patterns of the Avocado Heights community.

### **JUSTIFICATION**

A land use and zoning study of the Avocado Heights area has not been performed since 1966, when a community profile was completed. Since that time, the community has undergone great change. The population has doubled and the local economy has shifted from agricultural to predominantly residential, with commercial and industrial land uses along the major highways. An analysis of the present land uses and zoning patterns revealed some inconsistencies.

The proposed Avocado Heights CSD will establish development standards that reduce land use incompatibility and preserve the character of the Avocado Heights community. These development standards address the following: property maintenance; minimum yard requirements for residences; landscaping; buffering; signage; height limitations; building setbacks; assembly buildings; conditional use permit requirements for certain commercial and industrial uses; Equestrian District area and Valley Boulevard area standards; and minor variations.

The zoning and plan amendments will update the community's zoning patterns, address issues of land use incompatibility, and establish the most appropriate future land use for properties in the community. These amendments will ensure that residential uses are separated from industrial uses in the future, that zoning designations are consistent with existing land uses, and that large lot sizes in the Equestrian District are preserved.

Staff developed the proposed amendments in conjunction with a Planning Advisory Committee ("PAC"). The PAC consisted of fifteen volunteer community members who met with staff to provide feedback and guide staff to address community concerns. The PAC has endorsed the General Plan and zoning recommendations for the Avocado Heights community.

### **IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS**

The proposed amendments promote the County's strategic plan goal of "service excellence" by developing clear and reasonable development standards for the Avocado Heights community in response to community concerns. The goal of "organizational effectiveness" is also promoted by providing the land use and zoning pattern updates for the area in an effort to make quality improvements to County services.

### **FISCAL IMPACT**

Implementation of the proposed amendments will not result in any significant new costs to the Department or other County departments. Adoption of these amendments will not result in the need for additional staffing.

### **FINANCING**

The amendments will not result in additional net County costs. Thus, the Department is not requesting financing at this time.

### **FACTS AND PROVISIONAL/LEGAL REQUIREMENTS**

The Department held three community meetings to discuss the proposed amendments and obtain feedback from community members. The meetings were held at the Don Julian Elementary School in Avocado Heights on February 28, 2003, September 4, 2002, and September 12, 2002. Approximately 200 people attended each meeting. In addition, staff members held eight meetings with the Planning Advisory Committee between April, 2002 and January, 2003.

The Commission conducted public hearings regarding this matter on October 21, 2002, December 18, 2002, February 12, 2003, and August 27, 2003. At the hearings, the Commission heard testimony in support of and in opposition to the proposed amendments. On August 27, 2003, the Commission recommended approval of the Avocado Heights CSD, zone changes, and General Plan amendment.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the California Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the California Government Code relating to notice of public hearing.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the proposed amendments will not have an impact on County services.

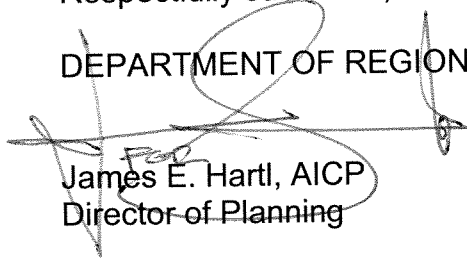
### **NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS**

The proposed amendments constitute a regulatory action that will not have a significant adverse effect on the environment. The attached Negative Declaration shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed amendments will have a significant effect on the environment.

The Honorable Board of Supervisors  
Avocado Heights Zoning and General Plan Amendments  
October 6, 2003

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

A handwritten signature in black ink, appearing to read "James E. Hartl", is written over the typed name and title. The signature is stylized with a large loop at the end.

James E. Hartl, AICP  
Director of Planning

JEH:SA:AA

Attachments:

1. Resolution of the Planning Commission
2. Project Summary
3. CSD Approved by Planning Commission
4. Zone Changes Approved by Planning Commission
5. General Plan Amendment Approved by Planning Commission attached to Resolution of the Board of Supervisors
6. Negative Declaration/Initial Study
7. Summary of RPC Proceedings
8. Legal Notice of Board Hearing
9. List of Persons to be Notified

c: Chief Administrative Council  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor – Controller



**RESOLUTION**  
**THE REGIONAL PLANNING COMMISSION**  
**COUNTY OF LOS ANGELES**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing on the matter of amending Title 22 (Zoning Ordinance) of the Los Angeles County Code pertaining to the Avocado Heights Community Standards District (CSD), zone changes (Case No. 02-224 (1)), and general plan amendment (Case No. 02-224 (1)), on October 21, 2002 and further considered the subject amendments on December 18, 2002, February 12, 2003, and August 27, 2003; and

**WHEREAS**, the Commission finds as follows:

1. The Avocado Heights area is located in the San Gabriel Valley and is surrounded by the cities of Industry, La Puente, Baldwin Park, and El Monte. The community is generally bounded by Valley Boulevard and Walnut Creek Wash on the north, San Jose Creek on the south, the 605 Freeway and the San Gabriel River on the west, and Sixth Avenue and Turnbull Canyon Road on the east. The community is approximately 20 miles east of downtown Los Angeles.
2. The Avocado Heights community is 1598.5 acres in area and is comprised primarily of residential uses with limited commercial and industrial uses around its periphery. The majority of housing units are owner-occupied. Residential portions of the community are impacted by heavy industrial uses in the City of Industry, which shares an irregular boundary on the north and east side of Avocado Heights, and by industrial uses in unincorporated Avocado Heights. In addition, several institutional and public assembly uses are interspersed throughout the residential areas. Two parks and two schools are located within the area. An Equestrian District (approved in 1991) has been established in the southeast portion of the community. As a result, the area has many different and often competing land uses.
3. Inappropriate zoning patterns exist in some areas of the community, which result in use incompatibilities, including industrial uses adjacent to residential uses. The existing zoning pattern also allows for higher density development than the existing low density character of the community.
4. The Avocado Heights zoning recommendations include the establishment of a Community Standards District ("CSD"), a series of zone changes and amendments to the Los Angeles County General Plan. The proposed CSD, zone changes, and general plan amendments address the special

problems that are unique to certain geographical areas within unincorporated Los Angeles County.

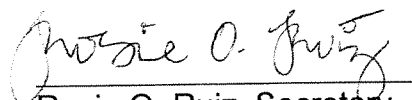
5. The proposed CSD will establish new development standards to help alleviate the land use and zoning issues identified in the Avocado Heights community. The CSD addresses the following: property maintenance standards; minimum yard requirements for residences; landscaping; buffering; signage requirements; height limitations; building setbacks; conditional use permit requirements for certain commercial and industrial uses; development standards for assembly buildings; minor variations; and Equestrian District area and Valley Blvd. area development standards.
6. The recommended zone changes will update and improve the zoning pattern in the Avocado Heights community. This will be accomplished by: (a) increasing minimum lot sizes in the A-1 (Light Agricultural) zone within the Equestrian District; (b) rezoning residential areas surrounded by industrial uses to distance these uses; and (c) establishing zoning designations consistent with existing land uses.
7. The general plan amendments will update the general plan to better reflect the appropriate land uses for the area. This will be accomplished in two ways. First, the proposed amendments will change the general plan designation for 14 parcels (12 acres in area) along 5<sup>th</sup> Avenue and Proctor Avenue, from 1 (Low Density Residential) to I (Industrial). This change is due to the predominance of industrial uses in the immediate area. Second, the proposed amendments will change the general plan designation from 1 (Low Density Residential) to I (Industrial) for one property (.77 acres in area) on 2<sup>nd</sup> Avenue and 4 properties (2.9 acres in area) on 3<sup>rd</sup> Avenue. This will better reflect the current and most appropriate future land use.
8. The CSD, zone changes, and general plan amendments were subject to citizen review at three public meetings held at the Don Julian Elementary School on February 28, 2002, September 4, 2002, and September 12, 2002.
9. Staff developed the recommendations in conjunction with a Planning Advisory Committee ("PAC") comprised of local community members. Staff held seven meetings with the PAC between April, 2002 and August, 2002. Staff also held an additional neighborhood meeting to discuss an additional zone change recommendation along with conditions to be imposed on a proposed pallet yard on 2<sup>nd</sup> Avenue. The PAC members and neighboring property owners were invited to participate in the meeting.

10. The proposed amendments are compatible with and in support of the policies of the General Plan to maintain and conserve sound existing development and to preserve sound residential areas.
11. Good zoning practice and land use planning justifies these actions within the intent of the public convenience, safety, and general welfare.
12. An initial study was prepared for these amendments in compliance with the California Environmental Quality Act ("CEQA"). The initial study showed that there is no substantial evidence, in light of the whole record before the County, that the amendments may have a significant effect on the environment. Based on the initial study, the Department of Regional Planning has prepared a Negative Declaration for the proposed amendments.

**THEREFORE, BE IT RESOLVED THAT** the Commission recommends to the Board of Supervisors ("Board") of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendments to Title 22 of the Los Angeles County Code (the Zoning Ordinance) to establish the Avocado Heights CSD, zone changes, and general plan amendments;
2. That the Board certify completion of and approve the attached Negative Declaration and find that the establishment of the Avocado Heights CSD, zone changes, and general plan amendments will not have a significant effect on the environment;
3. That the Board find that the adoption of the proposed amendment is *de minimus* in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project; and
4. That the Board adopt an ordinance containing modifications to Title 22 (the Zoning Ordinance) as recommended by this Commission, and determine that they are compatible with, and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the members of the Regional Planning Commission of the County of Los Angeles on August 27, 2003.



Rosie O. Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

## DEPARTMENT OF REGIONAL PLANNING

**PROJECT SUMMARY**

<b>PROJECT DESCRIPTION:</b>	Proposed amendments to Title 22 (Planning and Zoning) to include the following: 1) establishment of the Avocado Heights Community Standards District ("CSD") to include development standards applicable to residential, commercial, and industrial properties; 2) General Plan Amendment Case No. 02-224 (1) and Zone Change Case No. 02-224 (1) to address land use incompatibilities and update the land use and zoning patterns for the area.
<b>REQUEST:</b>	Approve the Avocado Heights CSD, zone changes, and plan amendment.
<b>LOCATION:</b>	The unincorporated community of Avocado Heights.
<b>APPLICANT:</b>	Department of Regional Planning
<b>STAFF CONTACT:</b>	Sorin Alexanian at (213) 974-6425.
<b>RPC HEARING DATE:</b>	October 21, 2002, December 18, 2002, February 12, 2003, August 27, 2003.
<b>RPC RECOMMENDATION:</b>	Board hearing and approval of proposed amendments.
<b>MEMBERS VOTING AYE:</b>	Bellamy, Helsley, and Modugno
<b>MEMBERS VOTING NO:</b>	None
<b>MEMBERS ABSTAINING:</b>	None
<b>KEY ISSUES:</b>	Proposed development standards will alleviate land use incompatibilities, preserve community characteristics, and provide area specific standards for development along Valley Boulevard. The General Plan amendment and recommended zone changes will update land use plan and zoning for the area, separate industrial uses from residential uses, and preserve large lot sizes in the Equestrian District.
<b>MAJOR POINTS IN FAVOR:</b>	The CSD, General Plan amendment, and zone changes address land use issues identified by the

community. By requiring new development to comply with revised standards such as, landscaping, buffering, building setbacks, etc., the community's appearance will be improved. The standards allow more public input on major development projects by increasing the notification radius for public hearings. In addition, the plan amendment and zone changes will allow development of additional housing.

**MAJOR POINTS AGAINST:**      None

## ORDINANCE NO. DRAFT (REV 9/29/03)

An ordinance amending Title 22- Planning and Zoning of the Los Angeles County Code, to establish the Avocado Heights Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to add the Avocado Heights Community Standards District as follows:

22.44.110 List of Districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...	...	...	...
27	Avocado Heights	_____	_____

SECTION 2. Section 22.44.136 is added to read as follows:

22.44.136 Avocado Heights Community Standards District.

A. Intent and Purpose. The Avocado Heights “Community Standards District” (CSD) is established to preserve the unique open character of the community and to improve its appearance by instituting property maintenance standards, including graffiti removal from exterior walls. The CSD also establishes standards that improve compatibility associated with the proximity of residential to industrial and assembly uses.

B. Description of District. As shown on the map following this section, the boundaries of the district are Valley Boulevard to the north (following the City of Industry boundary); the San Gabriel River to the west; San Jose Creek to the south; and Sixth Avenue south of Proctor

Avenue and Turnbull Canyon Road north of Proctor Avenue, to the east coinciding with the City of Industry boundary .

#### C. Community-Wide Development Standards.

1. Graffiti. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the property owner, lessee, or any other person responsible for the maintenance of the property shall remove it within 72 hours of receiving written notice from a zoning enforcement officer. Paint used to cover graffiti shall match, as close as possible, the color of the surrounding surfaces.

2. Maintenance Standards. All properties, including sidewalks in the front or alleys in the rear, shall remain free of trash and other debris. Storage of household equipment, such as refrigerators, stoves, freezers, or similar items is prohibited in the yard areas.

#### D. Zone Specific Development Standards.

##### 1. Zones A-1, R-A, and R-1.

a. Landscaping. Except where lots are less than 40 feet in width, front yards shall contain a minimum of 50 percent landscaping. For lots less than 40 feet in width, front yards shall contain a minimum of 25 percent landscaping.

b. Fences. Notwithstanding subsection A of Section 22.48.160, fences exceeding three and one half feet are permitted subject to the following:

- i. Chain link or wrought iron fences not exceeding six feet in height.
- ii. The portions of the fences above three and one-half feet in height shall be constructed so as not to obscure views.

c. Lot Coverage. The maximum area of the lot that may be occupied by enclosed buildings (except structures used for housing animals, such as corrals and stables) is one quarter of the net lot area plus 1,000 square feet.

##### d. Yards.

i. The minimum front yard depth is the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard shall be 20 feet.

ii. The minimum rear yard depths are depicted in the table below:

Development Standards	Lot or Parcel Size (Square Feet)			
	Less than 13,000	13,000 – 19,999	20,000-39,999	40,000 +
<b>Minimum Rear Yard Depth</b>	<b>25 feet</b>	<b>30 feet</b>	<b>35 feet</b>	<b>40 feet</b>

e. Assembly Buildings. For the purposes of this section, an Assembly Building is defined as a non-residential building used as a place of assembly for education, instruction, or worship, that may accommodate 50 or more persons, as defined by an occupant load determination issued by the county engineer. The following conditions and limitations shall apply to new assembly buildings or properties containing new assembly buildings:

- i. Lots must be a minimum of one acre in size;
- ii. One parking space must be provided for each three persons, based on the occupant load determination for that particular Assembly Building. Such parking shall be provided within 500 feet of the property;
- iii. Lots must have frontage on two intersecting public streets.
- iv. Buildings must be located at least 50 feet from the property line of a residential property.
- v. A six foot high concrete block wall must be constructed along all property lines adjoining an Assembly Building with a residential use. Wall heights must be reduced when standards specified in Section 22.48.160 apply.
- vi. In addition to the temporary uses listed in Section 22.56.1835, a temporary use permit is required for activities such as festivals and fund raising events, if not otherwise permitted in the zone or under other permit approvals.

## 2. Zones C-H and C-1.

a. Parking lot landscaping. Parking lots with 20 or more parking spaces shall contain landscaped areas equal to at least five percent of the parking area. These areas shall be maintained and irrigated by a permanent watering system. Landscaping within the parking area shall include one tree (from a 15-gallon container) for every 100 square feet of landscaped area. Landscaping shall be distributed throughout the parking lot to maximize its aesthetic effect and provide separation from adjoining uses. This regulation shall not apply to roof-top parking, or parking within buildings.

b. Signs. Signs shall be subject to Part 10 of Chapter 22.52, except as provided in this subsection.



i. Sign condition. A sign that is damaged shall be repaired or removed within 30 days of receipt of notification from a zoning enforcement officer.

ii. Business signs.

(A) Building Signs. Except where a business premises has more than one street frontage or where the business has more than 40 feet of building frontage, all businesses are permitted one building sign. Signs may be wall mounted, projecting, or painted on an awning. In situations where there are multiple street frontages, the business may have one building sign on each frontage. When a business has more than 40 feet of building frontage, one additional building sign is permitted where there is up to 70 feet of frontage, and additional signs for each successive 30 feet of building frontage thereafter.

(B) Wall Business Signs. Wall Business Signs must be mounted flush and affixed securely to a building wall and shall not project more than 12 inches from the wall. Wall business signs shall also comply with the following:

(1) Face area. Wall business signs shall be a maximum of two square feet of sign area for every linear foot of building frontage. This applies to both wall signs and signs painted on awnings;

(2) Lettering. Letters on a wall business signs shall be a maximum height of 24 inches;

(3) Sign Frame Box. The maximum vertical dimension of the box that frames a signs is 36 inches;

(C) Freestanding Business Signs. A freestanding business sign shall be constructed with a solid base that rests directly on the ground. These signs shall be subject to the following requirements:

(1) Frontage. One freestanding business sign is permitted for lots or parcels of land with 100 feet or more of street frontage.

(2) Area. Freestanding business signs shall not exceed 60 square feet in area per sign face.

(3) Height. Freestanding business signs shall not exceed a maximum height of 15 feet, measured vertically from the ground level at the base of the sign.

(4) Projection. Freestanding business signs shall not be located on, or extend above, any public right-of-way or public sidewalk.

(D) Prohibited signs. Roof signs are prohibited.

(E) Nonconforming Signs. Notwithstanding subsection B.2.a and B.2.b of Section 22.56.1540, all nonconforming signs shall be brought into conformance with this section or removed from the site, as follows:

Type of Sign	Required Period for Conformance or Removal
Business Signs – painted	Within 1 year of effective date of the CSD
Business Signs – wall and projecting	Within 3 years of effective date of the CSD
Free-Standing Signs	Within 5 years of effective date of the CSD
Roof Signs	Within 5 years of effective date of the CSD

(F) Awnings. Awnings shall be the same color and style for each opening on a single storefront or business. Awnings shall be complimentary in color and style for each storefront in a building.

3. Zone C-2.

a. All above standards for Zones C-H and C-1 shall apply to Zone C-2.

b. Setbacks. In addition to the standards described in subsection D.3.a of this section, all new buildings in Zone C-2 shall have a minimum 20 foot setback from the front property line. This setback shall be landscaped, except for required driveways and walkways. Landscaping shall be maintained in a manner that includes pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

4. Zone C-3.

a. All above standards for Zones C-H, C-1 and C-2 shall apply to Zone C-3.

b. Height Limits. In addition to the standards described in subsection D.4.a of this section, a building or structure in Zone C-3 shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

5. Zones M-1 and M-1½.

a. Buffers. Properties that abut a residential zone, school or park, shall have a landscaped buffer of at least 10 feet along the entire length of the common property line. The landscape buffer shall be irrigated by a permanent watering system. For every 100 square feet of landscaped area within the buffer strip, one tree (from a 15-gallon container) shall be planted equally spaced. Landscaping shall be maintained in a manner that includes pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

b. Setbacks. In addition to the standards described in subsection D.5.a of this

section, new buildings that abut a residential zone, school or park on a side property line, or are located across the street and facing a residential zone, school or park, shall be set back a minimum of 20 feet from the front and/or corner side property line. The front 20 feet of the setback shall be landscaped, except for driveways and walkways. Landscaping shall be maintained in a manner that includes pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

c. Fence or Wall. Properties that abut a residential zone, school or park, shall provide a solid masonry wall or solid fence along the common property line at least eight feet in height in compliance with Section 22.52.610.

d. Lot Coverage. New structures shall not cover more than 70 percent of the net lot area. A minimum of 10 percent of the net lot area shall be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be maintained in good condition.

e. Height Limits. Structures shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas. Structures located within 250 feet from a residential zone shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

f. Loading Docks. Loading docks shall not be located along property lines adjoining a residential zone.

g. Outside Storage. Notwithstanding Part 7 of Chapter 22.52, outside storage shall not be visible by pedestrians in adjacent residentially zoned areas.

h. Outdoor Activities. All principal uses conducted within 500 feet of a residential zone, school or park outside an enclosed structure shall require a conditional use permit.

i. Minimum Lot Size. The minimum lot size is 20,000 square feet. Lots legally created prior to the effective date of this CSD are not subject to this provision.

#### 6. Minor Variations.

a. Development standards may be modified for the following:

- i. fences specified in subsection D.1.b;
- ii. lot coverage specified in subsection D.1.c;
- iii. yards specified in subsection D.1.d;
- iv. number of signs specified in subsection D.2.b.ii.(A);
- v. wall business signs specified in subsection D.2.b.ii.(B);

vi. freestanding business sign specified in subsection

D.2.b.ii.(C);

vii. setbacks specified in subsection D.3.b;

viii. buffers specified in subsection D.5.a;

ix. setbacks specified in subsection D.5.b;

x. lot coverage specified in subsection D.5.d;

xi. height limits specified in subsection D.5.e; and

xii. minimum lot size specified in subsection D.5.i.

b. Burden of Proof. To be granted a minor variation, the applicant shall show, to the satisfaction of the director of planning:

i. that the application of these standards would result in practical difficulties or unnecessary hardships;

ii. that there are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply to other properties in the Avocado Heights area;

iii. that granting the minor variation will not be materially detrimental to the property and to other properties in the vicinity;

iv. that no more than two unrelated property owners have expressed opposition to the minor variation. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this subsection.

c. Procedure. Applying for a minor variation shall be the same as that for the director's review described in Section 22.56.1680.

i. In addition, the applicant shall submit:

(A) A list, certified under penalty of perjury, of the names and addresses of all persons shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;

(B) Two sets of mailing labels for owners identified in subsection D.6.c.i of this section;

(C) A scaled map, pursuant to the specifications of the director, showing the above ownership; and

(D) A filing fee, as specified in Section 22.60.100, equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size.

ii. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record as defined in subsection D.6.c.i.(A) of this section indicating that any individual opposed to granting such minor variation shall respond in writing to the director within 15 days after receipt of such notice.

#### E. Area Specific Development Standards.

##### 1. Equestrian Area.

a. Intent and Purpose. The Avocado Heights Equestrian Area development standards are established pursuant to this subsection. These development standards shall supercede the applicable standards related to certain distances contained in the Avocado Heights Equestrian District (Ordinance No. 91-0054Z) adopted on April 9, 1991.

b. Description of Area. As shown on the map following this section, the boundaries of the area are the same boundaries as the Avocado Heights Equestrian District, which follow Proctor Avenue to the north; Third Avenue to the west; Fifth Avenue to the east; and San Jose Creek to the south.

##### c. Area Wide Development Standards.

i. Distances. Structures, such as stables, barns, sheds, pens, and corrals, or portions of properties where horses or livestock are pastured, shall be located not less than 35 feet from any residence and 10 feet from any street or highway;

ii. Setbacks. Structures, or portions of properties used for the temporary keeping of horses or livestock, shall be located not less than five feet from rear and side property lines, unless the property owner obtains the notarized written consent of the current adjoining property owners along the shared property lines.

iii. Maintenance Standards. Subject to subsection E.1.c.iv of this section, properties in the Equestrian Area shall be maintained in a condition free of litter and animal waste. Dust control measures, such as the installation of a sprinkler system or, frequently wetting the ground, shall be implemented.

iv. Manure Disposal and Storage. Manure on properties in the Equestrian Area shall be disposed of on a weekly basis unless it is used for spreading in riding

areas. Until proper disposal, the manure shall be stored away from any water source, out of natural drainage channels, and away from any area where water periodically flows. Manure storage sites shall be located a minimum of 50 feet from any stream or drainage course. Manure storage areas shall be covered.

## 2. Valley Boulevard Area.

a. Intent and Purpose. The Valley Boulevard area specific development standards are established in order to provide greater oversight of the industrial uses that are established in areas near residential zones to help alleviate the negative effects of industrial zoning in the proximity of residential zoning.

b. Description of Area. As shown on the map following this section, the Valley Boulevard area's north boundary, which is dominated by industrially zoned properties, is the south side of Valley Boulevard. The west boundary is 2<sup>nd</sup> Ave, the east boundary is 5<sup>th</sup> Ave., and the south boundary is Proctor Ave.

c. Definition. As used in this subsection, "Materials Recovery Facility (MRF)" is a permitted solid waste facility (permit issued by California Integrated Waste Management Board) where solid waste or recyclable materials are sorted or separated, by hand or machinery, for the purposes of recycling or composing. The definition of solid waste shall be consistent with that in California Public Resources Code Section 40191.

d. Area Wide Development Standards. A conditional use permit, as provided in Part 1 of Chapter 22.56 is required for the approval of commercial and industrial uses otherwise permitted for properties that do not have direct access to Valley Boulevard.

### e. Zone Specific Development Standards.

i. Zone M-1. Uses Subject to Permits. In addition to the uses in Section 22.32.070, the following uses shall require a conditional use permit in Zone M-1:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

- Animal experimentation research institute.

- Automobile body and fender repair shops,

- Automobile painting and upholstering.

- Batteries; the manufacture and rebuilding of

batteries.

- Breweries.
- Cannery, except meat or fish.
- Casein; the manufacture of casein products, except

glue.

- Cellophane; the manufacture of cellophane products.
- Cesspool pumping, cleaning and draining.
- Cold storage plants.
- Concrete batching, provided that the mixer is limited

to one cubic yard.

- Dextrine, manufacture of.
- Distributing plants.
- Electrical transformer substations.
- Fabricating, other than snap riveting or any process

used in bending or shaping which produces any annoying or disagreeable noise.

- Fox farms.
- Fuel yards.
- Generators; the manufacture of electrical generators.
- Incinerators, the manufacture of.
- Ink, the manufacture of.
- Lubricating oil; the canning and packaging of

lubricating oil if not more than 100 barrels are stored above ground at any one time.

- Paint mixing, except the mixing of lacquers and

synthetic enamels.

- Poultry and rabbits; the wholesale and retail sale of

poultry and rabbits, including slaughtering and dressing within a building.

- Sand; the washing of sand to be used in

sandblasting.

- Sodium glutamate, the manufacture of.
- Stove polish, the manufacture of.
- Tire retreading.

## ii. Zone M-1½.

(A) All uses requiring a conditional use permit described in subsection E.2.e.i of this section shall also apply to Zone M-1½.

(B) All uses first permitted in Zone M-1½ shall require a conditional use permit.

(C) Uses Subject to Permits. In addition to the uses specified in Section 22.32.130, Materials Recovery Facilities (MRFs) shall require a conditional use permit as provided in Part 1 of Chapter 22.56.

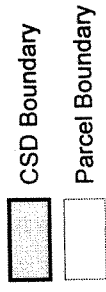
F. Application of Zoning Approval – Information Required. An application for a permit, variance, or nonconforming use or structure review for which a hearing is required and which is subject to the provisions of subsection B of Section 22.60.174 shall contain a list, certified to be correct by the affidavit or by a statement under the penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 1,000 feet from the exterior boundaries of the parcel of land to be occupied by the use.

SECTION 3. Subsection (b) of Section 1 of Ordinance 5122 and Subsection (b) of Section 2 of Ordinance 6578 are hereby repealed.

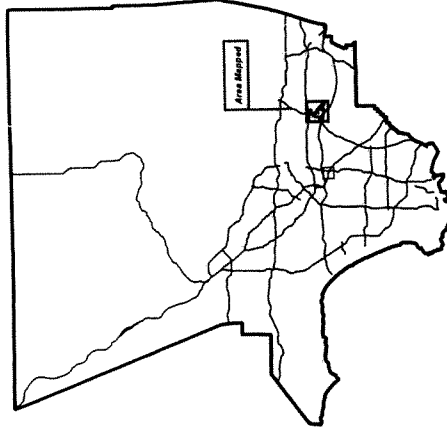


# Boundary of the Avocado Heights Community Standards District

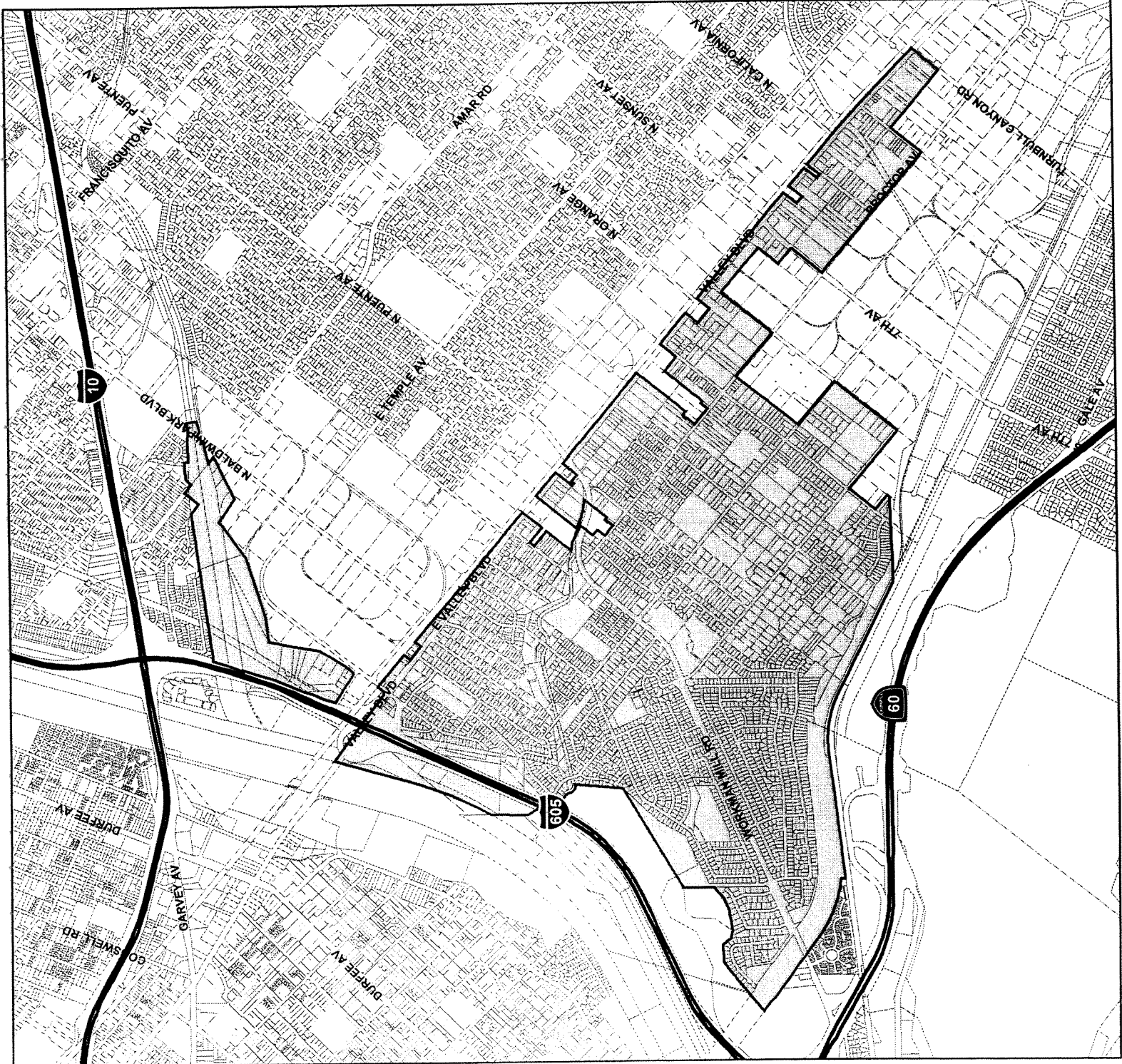
## Legend:



## Key Map:

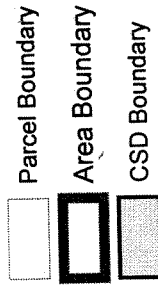


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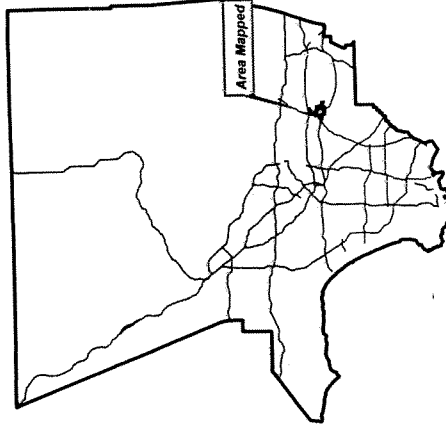


# Equestrian Area A portion of the Avocado Heights Community Standards District

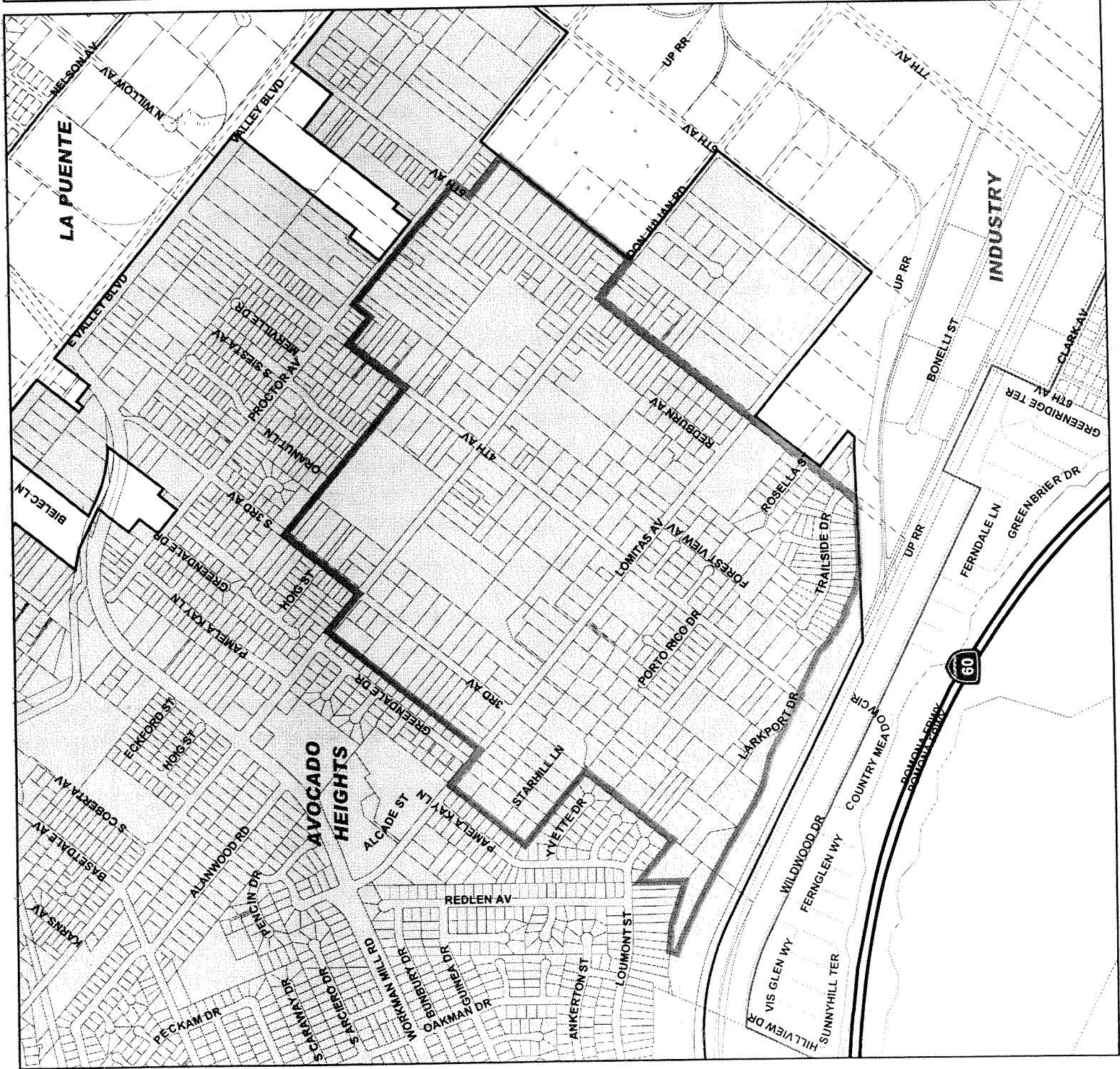
## Legend:



## Key Map:

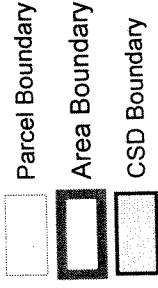


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Los Angeles, CA 90012

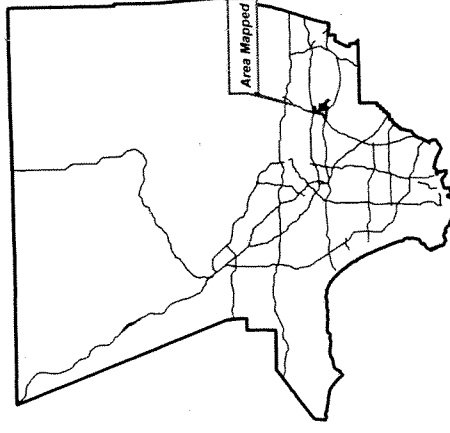


**Valley Boulevard Area**  
**A portion of the**  
**Avocado Heights**  
**Community Standards District**

**Legend:**



**Key Map:**



Los Angeles County  
 Dept. of Regional Planning  
 320 W. Temple St.  
 Los Angeles, CA 90012

**LA PUENTE**



**ZONING CASE NO. 02-224 (1)**

**ORDINANCE NO. \_\_\_\_\_**

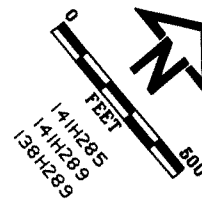
An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to the Puente Zoned District No. 76.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the Puente Zoned District No. 76, as shown on the maps attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

SHEET 1 OF 3



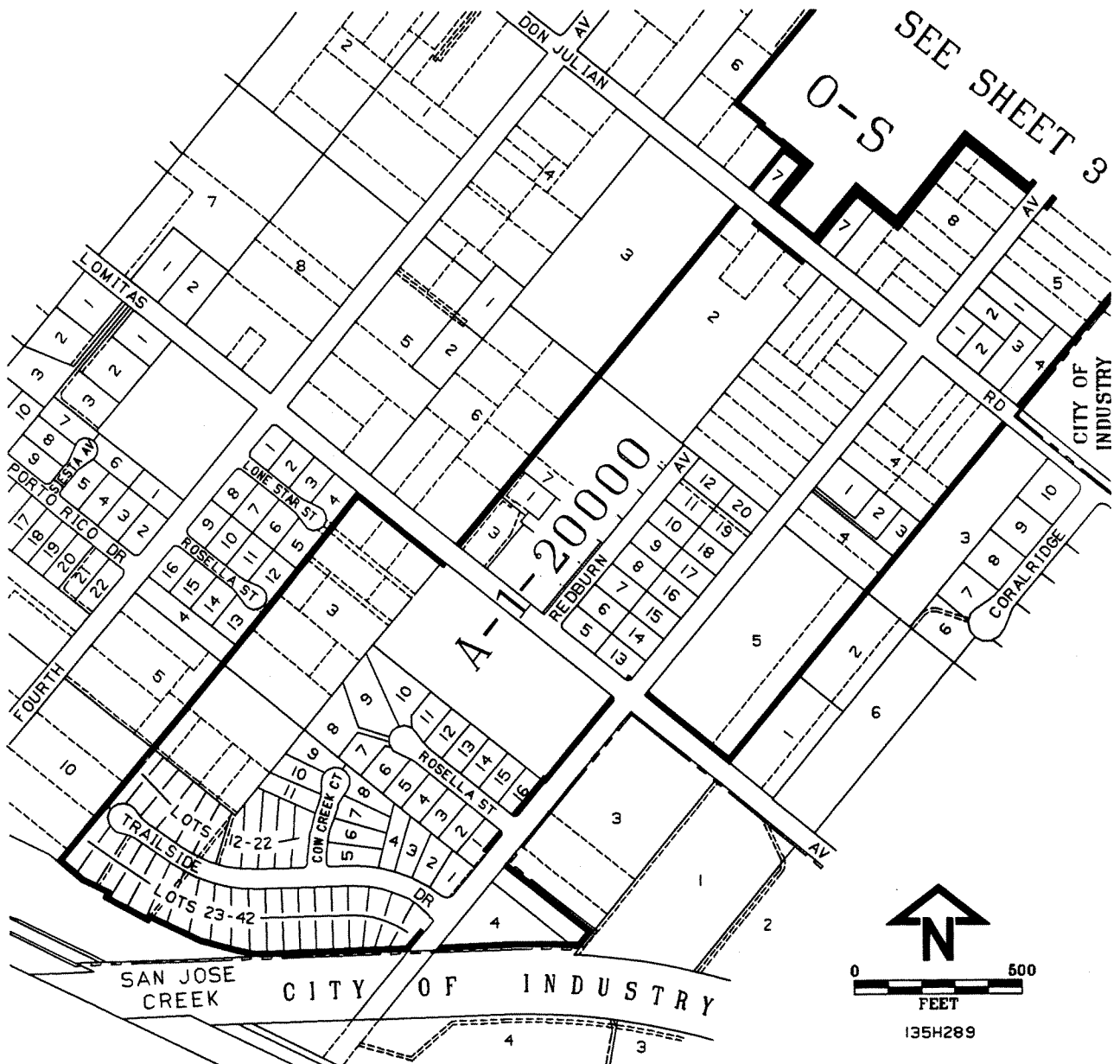
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
HAROLD V. HELSLEY CHAIRMAN  
JAMES E. HARTL PLANNING DIRECTOR

CHANGE OF PRECISE PLAN  
PUENTE ZONED DISTRICT NO. 76  
ADOPTED BY ORDINANCE

ON

AMENDING SEC. 22.16.230 OF THE COUNTY CODE  
ZONING CASE 02224

SHEET 2 OF 3

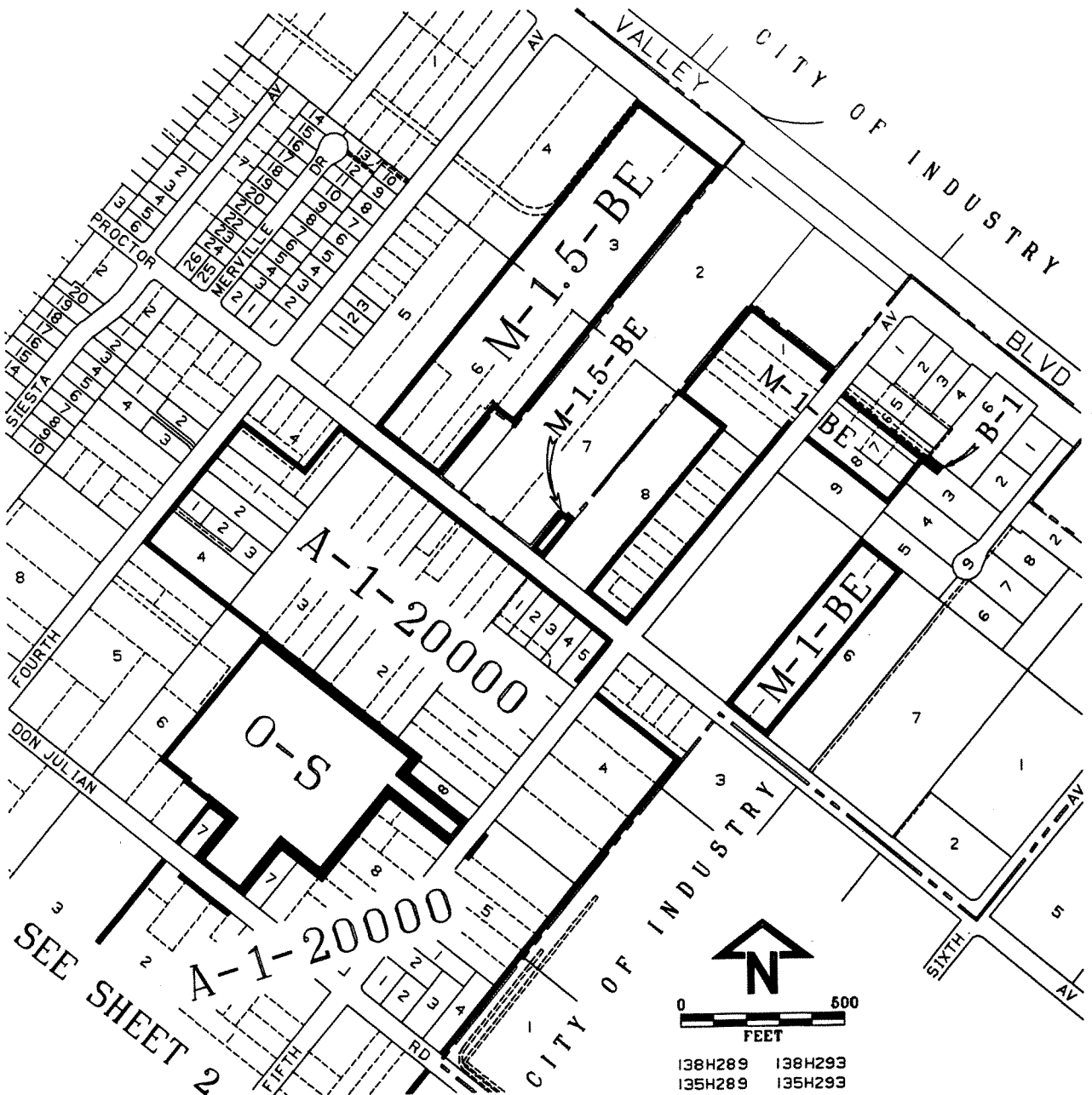


THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
HAROLD V. HELSLEY CHAIRMAN  
JAMES E. HARTL PLANNING DIRECTOR

CHANGE OF PRECISE PLAN  
PUENTE ZONED DISTRICT NO. 76  
ADOPTED BY ORDINANCE

ON  
AMENDING SEC. 22.16.230 OF THE COUNTY CODE  
ZONING CASE 02224

SHEET 3 OF 3



THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
HAROLD V. HELSLEY CHAIRMAN  
JAMES E. HARTL PLANNING DIRECTOR

## ZONE CHANGE RECOMMENDATIONS

### 1. East and west sides of 5<sup>th</sup> Avenue between Proctor Avenue and San Jose Creek (see map, Sheet 2 of *Draft Zone Changes*)

EXISTING ZONING: A-1-10,000 (Light Agricultural 10,000 sq. ft. required area)  
**PROPOSED ZONING: A-1-20,000 (Light Agricultural 20,000 sq. ft. required area)**

GENERAL PLAN: 1 (Low Density Residential (1 to 6 du/acre))  
 PROPOSED AMENDMENT: I (Major Industrial)

#### Existing Land Use:

Total Lots: 192  
 Public Facility: 1  
 Park: 1  
 Assembly Uses: 4  
 Residential Lots: 186

Approximate Area: 89.5 acres  
 Average Lot Size: 12,000-30,000 sq. ft.

#### COMMENTS:

- Most of the area is located in the Avocado Heights Equestrian District, where larger lots are prevalent. This allows horses and cattle to be kept and also allows for equestrian trails and activity. The area maintains a rural and open space character.
- Most of the lots are larger than the 10,000 square foot minimum required for the area. Approximately 25% of the lots (about 55% of the total acreage) are over 20,000 square feet and can be subdivided into several smaller lots.

#### RECOMMENDATION:

- A change in zoning to **A-1-20,000** is recommended to maintain the current lot size pattern in the area, to safeguard against future increase in density, and to protect the equestrian activities common to the area.



2. **San Angelo Park located on San Angelo Avenue between Proctor Avenue and Arillo Street; Avocado Heights County Park located between 4th Avenue and 5<sup>th</sup> Avenue** (see map, Sheet 1 and 2 of *Draft Zone Changes*)
- 

EXISTING ZONING: R-1-6,000 (Single Family Residential); A-1-20,000;  
A-1-10,000 (Light Agriculture)

***PROPOSED ZONING:*** O-S (Open Space)

GENERAL PLAN: O (Open Space)

*Existing Land Use:* Park

Approximate Area: San Angelo Park - 5 acres  
Avocado Heights County Park - 8 acres

**COMMENTS:**

- Open spaces provide for outdoor recreational use. This is an important resource in need of preservation.

**RECOMMENDATION:**

- The zoning should be changed to **O-S (Open Space)** to preserve and maintain the existing open space and reflect the current land use, while conforming to the vision of the General Plan.

3. West and east side of 5<sup>th</sup> Avenue between Valley Boulevard and Proctor Avenue; the property located at 14025 Proctor Avenue between 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue (see map, Sheet 2 of *Draft Zone Changes*)
- 

EXISTING ZONING: A-1-6000 (Light Agricultural); C-3-BE (Unlimited Commercial Billboard Exclusion)

**PROPOSED ZONING:** M-1-BE (Light Industrial Development Program Billboard Exclusion)

GENERAL PLAN: 1 (Low Density Residential); I (Industrial)

PROPOSED AMENDMENT: I (Industrial)

Existing Land Use:

Total Lots: 23 lots  
Industrial Use: 3 lots  
Commercial Use: 0 lots  
Residential Use: 16 lots  
Vacant: 4 lots

Approximate Area: 11 acres  
Average Lot Size: 8250 sq. ft.

COMMENTS:

- To the north, east, and immediate west of the area, both on County and City of Industry land, are industrial uses. To the south, across Proctor Avenue, are residential uses.
- The industrial uses in the immediate area contain significant structures and are on large lots. The residential uses are in fair to good condition.
- There is pressure to expand the light industrial uses in this area because the A-1-6000 zoning is surrounded by industrial zoning on all sides except the south side.

RECOMMENDATION:

- The General Plan has designated sections of this area for industrial use. In consideration of the land uses currently surrounding the area, a zone change from A-1-6000 to **M-1-BE** is recommended. The zone change would distance industrial uses from residential uses, as the area between Valley Boulevard and Proctor Avenue from 5<sup>th</sup> Avenue eastward is primarily industrial.

**4. The south side of Valley Boulevard between Workman Mill Road Avenue and 5<sup>th</sup> Avenue** (see map, Sheet 2 of *Draft Zone Changes*)

---

EXISTING ZONING: M-2-DP-BE; M-2-BE (Heavy Industrial)  
**PROPOSED ZONING:** M-1½-BE

GENERAL PLAN: I (Industrial)

Existing Land Use:

Total Lots: 8  
Heavy Industrial Uses: 2 establishments consisting of 8 lots

Approximate Area: 6 acres  
Average Lot Size: .75 acres

COMMENTS:

- This section of Valley Blvd. contains a mix of commercial and industrial businesses. The types of businesses include a McDonald's, public storage, an auto dismantling yard, several auto repair and auto body shops, a church, several small scale stores, pallet yards, warehouses and wholesale establishments, auto sales, an internal removal specialist, a hazardous materials transport business, and a materials recovery facility for recyclables and garbage.
- To the north, across Valley Blvd., is the City of Industry, where various large scale industrial uses are located. There are also train tracks running through the area.
- The majority of the industrial uses are light industrial, consisting of warehouses, outside storage, and auto body and paint shops. There are also a few heavy industrial uses, such as an auto dismantling yard, an internal removal specialist, a hazardous materials transport business, and a materials recovery facility. All of the heavier uses seem to have made significant investments into the land use, shown by significant buildings and facilities, with the exception of the auto dismantling business.
- To the south of the industrial properties are residential properties. A 60 foot B-1 buffer zone has been established between the abutting industrial and residential properties. In cases where the industrial property runs from the south side of Valley Blvd. to the north side of Proctor Ave., residential properties are located across the street on the south side of Proctor Ave.

- The materials recovery facility, Athens Services, is currently applying for a new CUP to allow for the expansion of their current operations.

**RECOMMENDATION:**

- It is recommended that the M-2-BE and M-2-DP-BE zoned areas be rezoned to **M-1½-BE**. If heavier industrial uses west of 5<sup>th</sup> Ave. were allowed, there would be significant incompatibilities between the nearby residential uses and the heavy industrial uses.
- The change in zone to M-1½-BE would limit the industrial uses in the area to those of a less disruptive nature.
- If the recommended zone change is approved one of the industrial uses would become nonconforming. Staff has taken this into consideration in rendering their recommendation.

**5. Split zoned property at 14258 Valley Blvd.**  
(see map, Sheet 2 of *Draft Zone Changes*)

---

EXISTING ZONING: C-3-BE (Heavy Commercial Billboard Exclusion)

***PROPOSED ZONING:*** B-1 (Buffer Strip)

GENERAL PLAN: I (Industrial)

*Existing Land Use:*

Total Lots: a portion of a lot

Industrial Use: 1 lot

Approximate Area: 1800 sq. ft.

**COMMENTS:**

- The industrial property is split zoned between C-3-BE, M-1½-BE, and B-1. The current B-1 zone does not extend the full length of the property line. The upper corner of what should be zoned B-1 is zoned C-3-BE.
- The use is industrial with a warehouse and outside storage.
- The B-1 zone would provide protection to the abutting residential parcels.

**RECOMMENDATION:**

- In order to make the B-1 zone effective, staff recommends rezoning the C-3-BE area to **B-1**. This will result in the B-1 zone spanning the full length of the property line shared with the abutting uses, which are mainly residential uses.

**6. Property at the intersection of Workman Mill Road and 3<sup>rd</sup> Avenue**  
(see map, Sheet 2 of *Draft Zone Changes*)

---

EXISTING ZONING: MPD (Industrial planned Development)

***PROPOSED ZONING:* A-1-6000**

GENERAL PLAN: 1 (Low Density Residential)

*Existing Land Use:*

1 vacant lot owned by the Department of Public Works

Approximate Area: 28,000 sq. ft.

**RECOMMENDATION:**

- Staff is recommending a zone change from MPD to **A-1-6000** to allow the construction of an affordable housing development. This development will accompany an affordable housing development located just across Workman Mill Rd. on a property which is already zoned A-1-6000.
- The site is surrounded by light industrial warehouse uses to the south and west, a future affordable housing development and mobile home park to the north, and existing residential uses and a vacant lot zoned C-2-BE to the east.

**7. Property at 126 2<sup>nd</sup> Avenue**  
(see map, Sheet 1 of *Draft Zone Changes*)

---

EXISTING ZONING: A-1-6000

**PROPOSED ZONING: M-1-BE**

GENERAL PLAN: 1 (Low Density Residential)

PROPOSED AMENDMENT: I (Industrial)

Existing Land Use:

1 vacant parcel proposed for use as a pallet yard

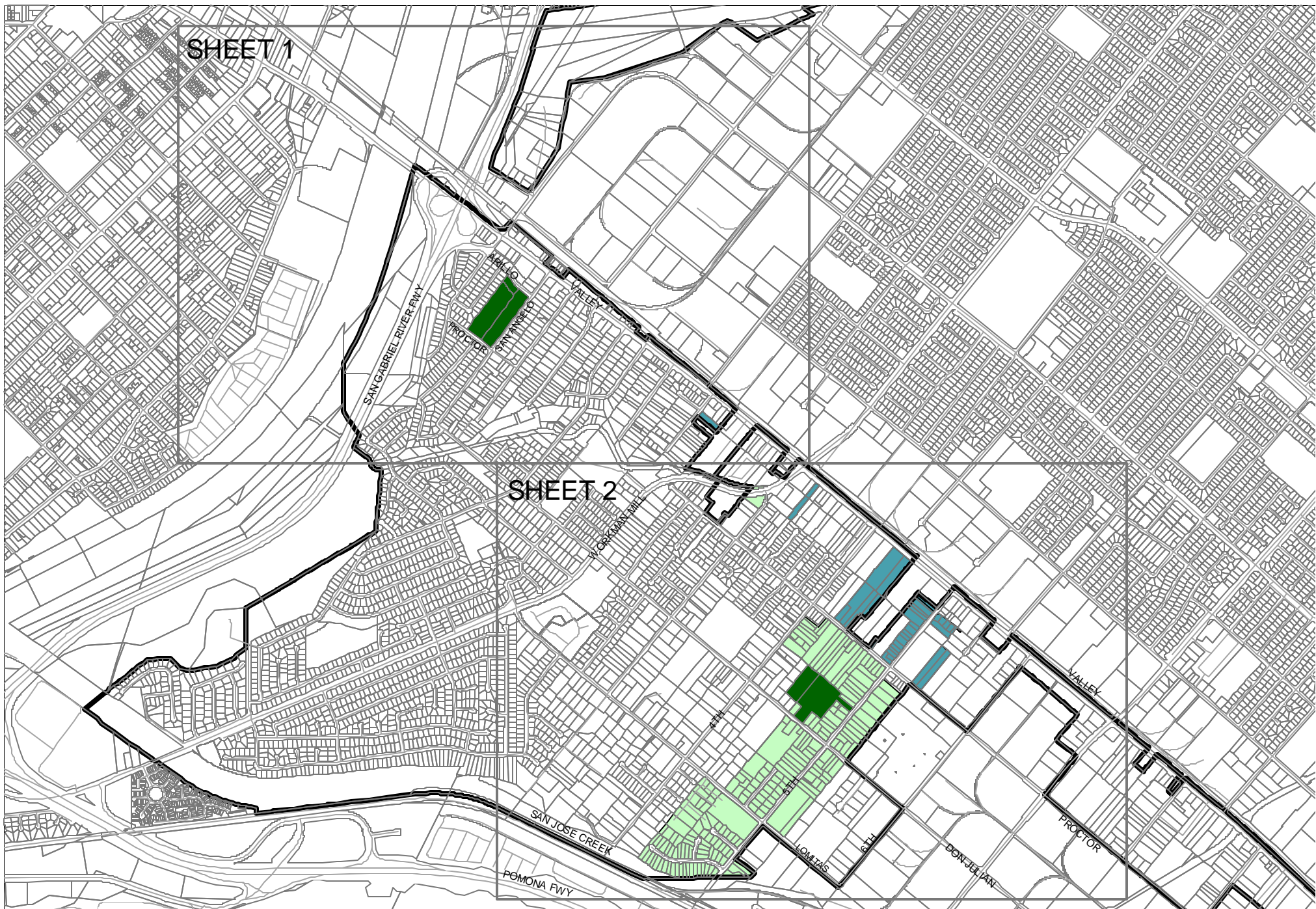
Approximate Area: .77 acres

COMMENTS:

- The property is located between an auto repair use and an equipment rental establishment to the north, a fire station to the south, and an industrial use in the City of Industry abutting to the east. As a result, the subject property has industrial uses abutting on two sides. Residential uses are located across the street, but are built around a cul de sac which would reduce the impact of the intended light industrial use.
- The property has also been vacant for some time, which could be due to the inappropriate zoning designation for the property.

RECOMMENDATION:

- Staff has determined that a residential use, which is what the General Plan category and the zoning currently reflect, would not be an appropriate use for the property and a change in the General Plan designation from 1 (Low Density Residential) to I (Industrial), accompanied by a zone change from A-1-6,000 to **M-1-BE**, is recommended.
- In addition, the property will be included in the Valley Blvd. Area Specific development standards, which requires a CUP for establishment of industrial uses not taking direct access from Valley Blvd. This will ensure that conditions of operation for any industrial use will be imposed.



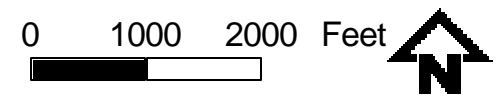
SHEET 1

SHEET 2



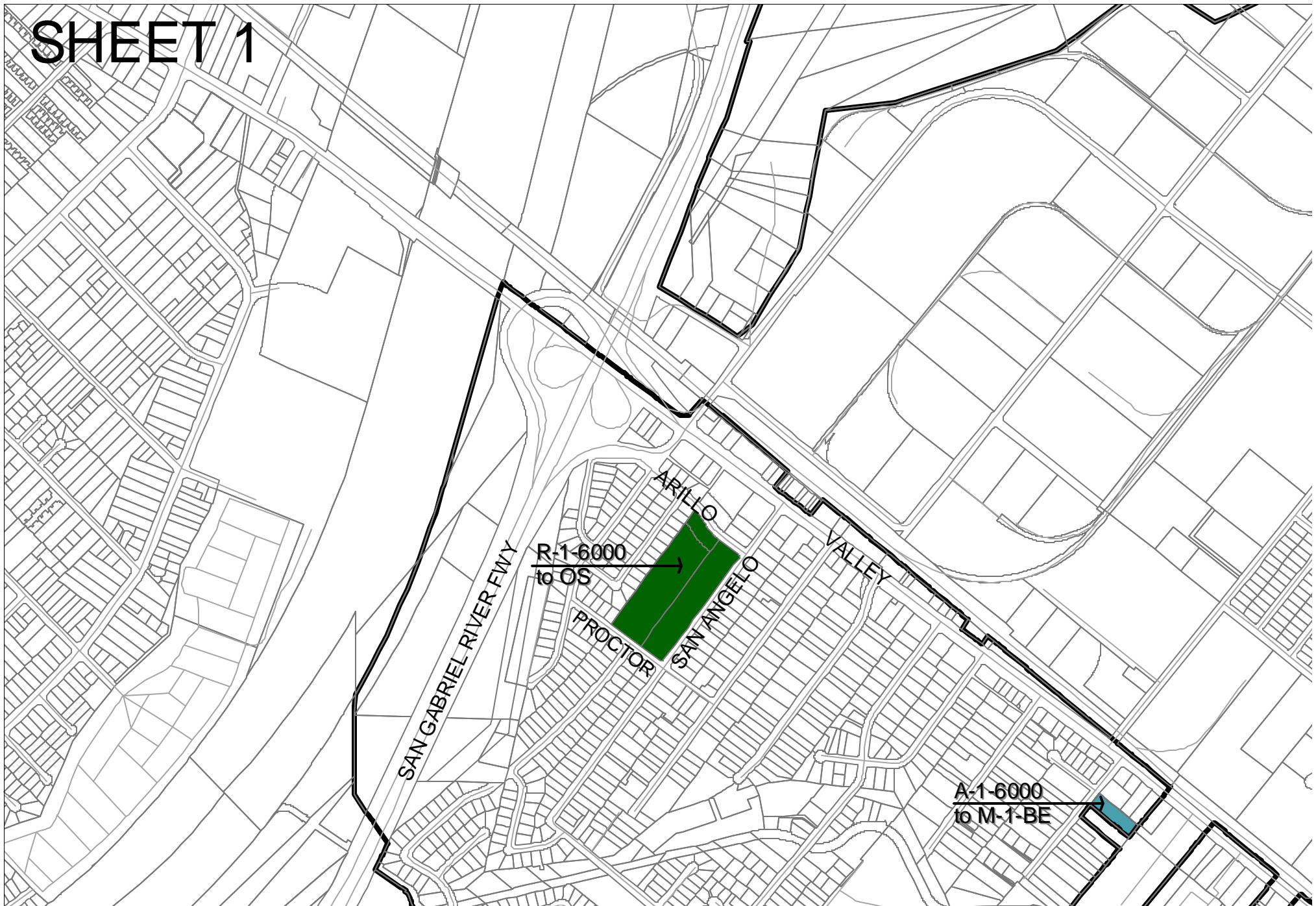
LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# AVOCADO HEIGHTS - DRAFT ZONE CHANGES INDEX MAP





# SHEET 1



LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

## AVOCADO HEIGHTS - DRAFT ZONE CHANGES SHEET 1

0 500 1000 Feet



# SHEET 2

WORKMAN MILL

MPD to  
A-1-6000

M-2-BE to  
M-1.5-BE

M-2-DP-BE  
to M-1.5-BE

C-3-BE  
to M-1-BE

C-3-BE  
to B-1

A-1-20000  
to OS

A-1-10000  
to OS

A-1-6000  
to M-1-BE

A-1-10000  
to A-1-20000

4TH

5TH

6TH

VALLEY

PROCTOR

DON JULIAN

LOMITAS

SAN JOSE CREEK

POMONA FWY



LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

## AVOCADO HEIGHTS - DRAFT ZONE CHANGES SHEET 2

0 500 1000 Feet



**RESOLUTION OF THE  
BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES**

**GENERAL PLAN AMENDMENT CASE NO. GP 02-224 (1)**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 Title 7 of the Government Code of the State of California (commencing with section 65350) provides for the adoption of amendments to county general plans; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles has conducted a public hearing in the matter of General Plan Amendment Case No. 02-224 (1), Zone Change Case No. 02-224 (1), and the Avocado Heights Community Standards District on October 28, 2003; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, having considered the recommendations of the Regional Planning Commission, finds as follows:

1. The Avocado Heights area is located in the San Gabriel Valley and is surrounded by the cities of Industry, La Puente, Baldwin Park, and El Monte. The community is generally bounded by Valley Boulevard and Walnut Creek Wash on the north, San Jose Creek on the south, the 605 Freeway and the San Gabriel River on the west, and Sixth Avenue and Turnbull Canyon Road on the east. The community is approximately 20 miles east of downtown Los Angeles.
2. The Avocado Heights community is 1598.5 acres in area and is comprised primarily of residential uses, with limited commercial and industrial uses on its periphery. The majority of housing units are owner-occupied. Residential areas in the community are impacted by heavy industrial uses in the community and in the City of Industry. The City of Industry shares an irregular boundary on the north and east side of Avocado Heights. In addition, various public assembly uses are interspersed throughout the residential areas. There are also two parks and two schools in the area, and an Equestrian District (approved in 1991) was established in the southeast portion of the community. Accordingly, the area has many different and often competing land uses.
3. An amendment to the Land Use Policy Map of the General Plan is necessary to resolve inappropriate land use patterns that exist in the community, including industrial land uses adjacent to residential uses.

4. The amendment will update the General Plan to better reflect the appropriate land uses for the area. This will be accomplished in two ways. First, the proposed amendment will change the General Plan designation for 14 parcels (12 acres in area), along 5th Avenue and Proctor Avenue, from 1 (Low Density Residential) to I (Industrial). This change is due to the predominance of industrial uses in the immediate area. Second, the proposed amendment will change the General Plan designation from 1 (Low Density Residential) to I (Industrial) for one property (.77 acres in area) on 2nd Avenue, 4 parcels on 3rd Avenue, and 1 parcel on Proctor Avenue (2.9 acres in area). This will better reflect the current and most appropriate future land uses.

5. The proposed General Plan amendment was subject to citizen review at three public meetings held at the Don Julian Elementary School on February 28, 2002; September 4, 2002; and September 12, 2002.

6. The Department of Regional Planning staff developed the proposed amendment in conjunction with a Planning Advisory Committee ("PAC") comprised of local community members. Staff held seven meetings with the PAC between April 2002 and August 2002. Staff also held an additional neighborhood meeting in January 2003 to discuss the amendment pertaining to the property on 2nd Avenue. The PAC members and neighboring property owners were invited to participate in the meeting.

7. The proposed amendment is compatible with and in support of the following goals and policies of the General Plan: 1) to maintain and conserve sound existing development and to preserve sound residential areas, 2) to assure that new development is compatible with the surrounding environment, and 3) to protect prime industrial lands from encroachment by incompatible uses.

8. Approval of the proposed amendment is in the public interest and is in conformity with good land use planning practice.

9. An initial study was prepared for this amendment in compliance with the California Environmental Quality Act ("CEQA"). The initial study showed that there is no substantial evidence, in light of the whole record before the County, that the amendment may have a significant effect on the environment. Based on the initial study, the Department of Regional Planning has prepared a Negative Declaration for the proposed amendment.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Los Angeles:

(1) Certifies completion of and approves the Negative Declaration that was prepared for General Plan Amendment No. 02-224; finds that the Negative Declaration reflects the independent judgment and analysis of the County; and finds, on the basis of the whole record before the Board, that there is no substantial evidence that the project will have a significant effect on the environment;

(2) Determines that the subject amendment is compatible with and supportive of the County General Plan;

(3) Adopts General Plan Amendment No. 02-224 (1) amending the Land Use Policy Map as shown on the maps attached to this resolution.

The foregoing resolution was on the 28th day of October 2003, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

VIOLET VARONA-LUKENS  
Executive Officer-Clerk of the Board of  
Supervisors of the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM  
BY COUNTY COUNSEL

LLOYD W. PELLMAN

By \_\_\_\_\_  
Deputy

LLH:gl





**RECOMMENDED GENERAL PLAN AMENDMENTS**

**1. East and west sides of Fifth Avenue between Proctor Avenue and Valley Boulevard (see attached map)**

---

GENERAL PLAN: 1 (Low Density Residential)  
**PROPOSED AMENDMENT: *I (Major Industrial)***

EXISTING ZONING: A-1-6,000; M-1-DP-BE; M-2-DP-BE  
PROPOSED ZONING: M-1-BE; M-1½-BE

Total Area: 12 acres  
Total Lots: 14 parcels

**COMMENTS:**

The existing land use is overwhelmingly industrial with several single-family residences. Over the years, as the area has developed from an agricultural community to an urban community, industrial uses and residential uses have been established in proximity to each other. The industrial uses have various intensities including, outside storage, auto dismantling, and a recycling facility. These uses are prevalent in the eastern portion of the subject area, from Fifth Avenue to Turnbull Canyon. The land in the City of Industry near Fifth Avenue is also used for heavy industrial uses.

Because the area has become predominantly industrial, staff recommends amending the General Plan to direct future growth to industrial uses and to discourage future residential uses.

## 2. Property at 126 South 2<sup>nd</sup> Avenue

---

GENERAL PLAN: 1 (Low Density Residential 1 to 6 du/acre)  
**PROPOSED AMENDMENT:** I (Major Industrial)

EXISTING ZONING: A-1-6,000  
**PROPOSED ZONING:** M-1-BE

Total Area: .77 acres

Total Lots: 1 parcel

### COMMENTS:

The property is currently vacant, but is the site of a proposed pallet storage and repair facility. The land uses surrounding the property are: industrial and commercial to the north and east; a fire station to the immediate south; and residential uses across the street to the west and south. The property is just south of the major highway, Valley Boulevard, where the majority of commercial and industrial uses are located. Because of the land uses in the immediate area (the adjoining fire station and the industrial uses), residential development is an incompatible use on the property. To prevent land use incompatibilities, a general plan amendment is recommended.

## 3. Properties along 3<sup>rd</sup> Avenue between Workman Mill Road and Proctor Avenue

---

GENERAL PLAN: 1 (Low Density Residential 1 to 6 du/acre)  
**PROPOSED AMENDMENT:** I (Industrial) for southern section

EXISTING ZONING: MPD

Total Area: 2.9 acres

Total Lots: 4 parcels

### COMMENTS:

Industrial uses currently occupy the site (warehouses). The land uses in the area are: single family homes to the east, south, and across the street from the parcels; and industrial uses on the adjoining properties to the west which are in the City of Industry. Because of the adjoining industrial uses, and in consideration of the existing land uses, residential development on the properties is not appropriate. The current land use designation of 1 (Low Density Residential) allows for incompatible land uses and creates inconsistency between the land use and zoning designations for the property. As a result, a general plan amendment is recommended.



**STAFF USE ONLY**

PROJECT NUMBER: 02-224 (1)  
 CASES: ZC/GPA 02-224 (1)  
CSD

**\* \* \* \* INITIAL STUDY \* \* \* \***

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**

**GENERAL INFORMATION**

I.A. Map Date: August 13, 2002 Staff Member: Adrine Arakelian  
 Thomas Guide: 637-638 USGS Quad: El Monte/ Baldwin Park  
 Location: Unincorporated community of Avocado Heights

**Description of Project:**

This project is a request for a plan amendment and zone change in conjunction with the creation of a Community Standards District (CSD) ordinance to establish new development standards needed to address land use issues in the community of Avocado Heights. An amendment to the General Plan is required to bring zoning and General Plan into conformance with each other. The objective of the proposed zone changes is to preserve the open space character of the community, reduce the potential intensity of industrial land uses adjacent to existing residential uses, and to reflect existing use of properties.

Gross Acres: 1,598.5 acres

**Environmental Setting:**

Avocado Heights is located in the First Supervisorial District and is surrounded by the cities of Industry, La Puente, and El Monte. The community is generally bounded by Valley Boulevard and Walnut Creek Wash on the north, San Jose Creek on the south, the 605 Freeway and the San Gabriel River on the west, and Sixth Ave and Turnbull Canyon Road on the east. The area is primarily comprised of residential uses, with some commercial and industrial uses. The Union Pacific railroad tracks run along the northern side of Valley Boulevard, within the City of Industry. Puente Hills Landfill is located to the southwest of the project area.

Zoning: Various (A1, RA,R1, RPD,CH, C1,C2, C3 CPD, MPD, M1, M1½, M2, B1, R3P)

General Plan: Residential, Commercial, Industrial, Open Space, Transportation Corridor, and Public/Semi-Public Facilities

Community/Area wide Plan: None

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

Puente Hills

Landfill

02-027 (4)

RPC Public Hearing 9/4/02, 9/18/02, approved 12/18/02

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

☒ None

☐ Regional Water Quality  
Control Board

☐ Los Angeles Region

☐ Lahontan Region

☐ Coastal Commission

☐ Army Corps of Engineers

☐

☐

☐

☐

☐

Trustee Agencies

☒ None

☐ State Fish and Game

☐ State Parks

☐

☐

☐

Special Reviewing Agencies

☐ None

☒ Santa Monica Mountains  
Conservancy

☐ National Parks

☐ National Forest

☐ Edwards Air Force Base

☐ Resource Conservation District  
of Santa Monica Mtns. Area

☒ City of Industry

☒ City of La Puente

☒ City of El Monte

☒ City of Baldwin Park

☒ MTA

☒ Cal Trans

☒ Basset Unified School District

☒ Whittier City School District

☐

☐

☐

☐

☐

Regional Significance

☐ None

☐ SCAG Criteria

☒ Air Quality

☐ Water Resources

☐ Santa Monica Mtns. Area

☐

☐

☐

☐

☐

☐

County Reviewing Agencies

☐ Subdivision Committee

☒ DPW: *Geology & Soils,*  
*Drainage & Grading*

☒ County of Los Angeles  
Health Services

☐

☐

☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>The project area is subject to potential liquefaction.</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>The San Jose Creek runs through the southern portion of the project area. The project area is located within the Puddingstone and the Santa Fe basins.</i>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Heavy industrial uses are located with the project area</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Project area located near industry, freeways, railroad.</i>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Oak trees are located throughout the project area.</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Industrial uses within surrounding area may use hazardous materials.</i>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous/Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

*1 Revitalization, 2 Conservation/ Maintenance, 5 Urban Open*

- Development Policy Map Designation: Space
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

**If both of the above questions are answered "yes", the project is subject to a County DMS analysis.**

☐ Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

- ☐ Check if DMS overview worksheet completed (attached)  
EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Adrine Arakelian Date: September 11, 2002

Approved by: Sorin Alexanian Date: September 11, 2002

- ☐ Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Project is located within Seismic Hazards Zone. Source: LA County General Plan Safety Element Liquefaction Susceptibility Map and State of California Seismic Hazard Zones map.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Project is located within liquefaction area. Source: State of California Seismic Hazard Zones map.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD MITIGATION MEASURES

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

#### ☒ OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size      ☐ Project Design      ☐ Approval of Geotechnical Report by DPW

As individual projects are proposed, appropriate reviews will be performed to address potential geotechnical concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No Impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? San Jose Creek runs along the southern portion of project area.
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? The project area falls within the Puddingstone and Santa Fe debris basins. Source: LA County General Plan Flood & Inundation Hazard Map.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

### STANDARD MITIGATION MEASURES

☐ Building Ordinance No. 2225 – Section 308A    ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☒ **OTHER CONSIDERATIONS/MITIGATIONS**

☐ Lot Size    ☐ Project Design

As individual projects are proposed, appropriate reviews will be performed to address potential flood related concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant

☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a high fire hazard area (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? <i>Residential neighborhoods are in proximity to industrial areas with various and potentially flammable industrial materials in use.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

#### STANDARD MITIGATION MEASURES

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Prevention Guide No.46

☒ **OTHER CONSIDERATIONS/MITIGATIONS**

☐ Project Design ☐ Compatible Use

The zone changes reflect current land uses, will reduce industrial intensity, and are not impacted by fire hazard factors. As individual projects are proposed, appropriate reviews will be performed to address fire hazard concerns.

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>Within the project area and its surrounding environment are located industrial uses, the Union Pacific railroad, as well as the 605 and 60 Freeways.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>Two elementary schools are located in the project area.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?   

### STANDARD MITIGATION MEASURES

☐ Noise Ordinance No. 11,778      ☐ Building Ordinance No. 2225--Chapter 35

### ☒ OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size    ☐ Project Design    ☐ Compatible Use

Zone changes will not result in uses that will be adversely impacted by the noise. Zone changes also reflect the current land uses, reduce industrial intensity, and are not impacted by noise related factors. As individual projects are proposed appropriate reviews will be performed to address noise related concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?



☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the projects associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the projects post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD MITIGATION MEASURES

- |  |   |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit           | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW)    |

### OTHER CONSIDERATIONS/MITIGATIONS

- ☐ Lot Size    ☐ Project Design    ☐ Compatible Use
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?</p> <p><i>Project site is located near industrial areas which may create odors or dust. Equestrian uses in the area are also potential generators of dust. The CSD with modify distancing standards from the countywide 50 foot requirement between structures used for horse/livestock keeping and any street or highway or dwelling to a 35 foot distancing standard.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD MITIGATION MEASURES

☐ Health and Safety Code – Section 40506

### ☒ OTHER CONSIDERATIONS/MITIGATIONS

☐ Project Design      ☐ Air Quality Report

Development standards of the CSD separate industrial uses from residential uses by requiring buffer areas, standardized landscaping, walls/fencing, and setbacks. The CSD also requires the implementation of dust control measures for the Equestrian District.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant     
 ☐ Less than significant with project mitigation     
 ☒ Less than significant/No impact

## RESOURCES - 3. Biota

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?  <i>San Jose Creek is located in the southern portion of the project area.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?  <i>The project area has oak trees scattered throughout.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ ERB/SEATAC Review
 ☐ Oak Tree Permit

As individual projects are proposed, appropriate reviews will be performed to address potential biota related concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

## RESOURCES - 4. Archaeological/Historical/Paleontological

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The San Jose Creek is located in the southern portion of the project area.</i> Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Phase 1 Archaeology Report

As individual projects are proposed, appropriate reviews will be performed to address potential concerns.

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## RESOURCES - 5.Mineral Resources

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant      ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant      ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Visual Report      ☐ Compatible Use

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact



## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Project Design    ☐ Traffic Report    ☐ Consultation with Traffic & Lighting Division

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 2. Sewage Disposal

*Not Applicable*

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD MITIGATION MEASURES

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- ☐ Plumbing Code – Ordinance No. 2269

### OTHER CONSIDERATIONS/MITIGATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant      ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 3. Education

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### MITIGATION MEASURES/ OTHER CONSIDERATIONS

☐ Site Dedication    ☐ Government Code Section 65995    ☐ Library Facilities Mitigation Fee

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- c. ☐ ☒ ☐ Other factors?
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### MITIGATION MEASURES/ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD MITIGATION MEASURES

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

### OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size ☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD MITIGATION MEASURES

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

### OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size      ☐ Project Design      ☐ Compatible Use

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>Existing industry in the area surrounding the project area, such as a battery recycling facility, deal with hazardous materials.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Existing industry in the area surrounding the project area, such as a battery recycling facility may have hazardous waste stored on-site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### ☐ MITIGATION MEASURES

☐ Toxic Clean-up Plan

### ☒ OTHER CONSIDERATIONS

As individual projects are proposed, appropriate reviews will be performed to address potential concerns regarding public safety.

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 3. Land Use

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <hr/> Zone changes will require a General Plan amendment.
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <hr/> The zone changes will result in designations consistent with existing land use.
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Zone changes reflect existing land use and reduce industrial intensity. Zone changes establish a more compatible zoning pattern and reduce land use conflicts. The proposed zone changes and plan amendment will result in consistency between the General Plan and the zoning designation for the community.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact



## OTHER FACTORS - 4. Population/Housing/Employment/Recreation

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### MITIGATION MEASURES/OTHER CONSIDERATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant      ☐ Less than significant with project mitigation ☒ Less than significant/No impact

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012**

**NEGATIVE DECLARATION**

**PROJECT NUMBER 02-224 (1)**

**1. DESCRIPTION:**

The Avocado Heights zoning recommendations consist of a CSD ordinance, a series of zone changes, and a General Plan Amendment.

The Proposed CSD ordinance will establish new development standards and guidelines to help alleviate the land use and zoning issues identified for the community. The draft CSD addresses the following: property maintenance standards, minimum yard requirements for residential uses, landscaping, buffering, signage requirements, height limitations, minimum industrial lot area requirements, building setbacks, public assembly uses, industrial use limitations, Equestrian District and area specific development standards, and minor variation provisions.

**2. LOCATION:**

Various locations throughout the Community of Avocado Heights.

**3. PROPONENT:**

The Board of Supervisors of the County of Los Angeles

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

**PREPARED BY:** Community Studies I Section, Department of Regional Planning

**DATE:** February 4, 2003

## **SUMMARY OF RPC PROCEEDINGS**

### **REGIONAL PLANNING COMMISSION**

PROPOSED ZONING AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH THE AVOCADO HEIGHTS COMMUNITY STANDARDS DISTRICT, GENERAL PLAN AMENDMENT CASE NO. GP 02-224 (1), AND ZONE CHANGE CASE NO. ZC 02-224 (1).

#### October 21, 2003

A duly noticed public hearing was held before the Regional Planning Commission ("Commission") at the Don Julian Elementary School in Avocado Heights. Thirteen persons testified at the hearing, five in support, four in opposition, and four people provided comments. For properties that are recommended for a zone change from M-2 to M-1, the Commission allowed the property owners to submit an alternate proposal for the next public hearing. In addition, the Commission instructed staff to consider the following: a) a 1,000 foot radius notification requirement; b) revised setbacks for horse/livestock pasturing areas; c) animal waste disposal standards for the Equestrian district; d) revised parking requirements for assembly uses; e) the removal of land use plan/zoning constraints to the construction of an affordable housing development on Workman Mill Rd.; f) repealing Legislative Exemption 24, which allows the establishment of M-1 uses in C-3 zones along Valley Blvd.; and g) consider the notice requirements for 2<sup>nd</sup> units. The public hearing was kept open and continued to December 18, 2003.

#### December 18, 2003

The continued public hearing was held before the Commission at the Hall of Records in downtown Los Angeles. Three persons testified. Two of the testifiers were in support of the proposed amendments. The third testifier did not speak in support or against the recommendations, but asked that her zone change/conditional use permit case no. 02-094 (1), located at 126 2<sup>nd</sup> Avenue in the Avocado Heights community, which had recently been heard and denied by the Commission, be reconsidered and included in the recommendations presented for the Avocado Heights zoning study. The Commission and staff discussed this case and concluded that it should be reopened, the property be recommended for a zone change, and it should be included in the Valley Boulevard specific area of the CSD. Staff also presented items in response to the Commission's requests at the previous hearing. At the conclusion of the hearing, the Commission kept the public hearing open and asked staff to do the following: a) hold a community meeting with neighboring property owners of ZC/CUP 02-094 (1); b) include a zone change to M-1 for the property at 126 2<sup>nd</sup> Avenue; c) include the requirement of a conditional use permit for industrially zoned properties not fronting Valley Boulevard; d) revise the zoning recommendations for industrial properties; and (e) include Materials Recovery

Facility as a conditionally permitted use in the M-1½ zone. The public hearing was continued until February 12, 2003.

February 12, 2003

The continued public hearing was held before the Commission at the Hall of Records in downtown Los Angeles. One person testified in support. After a brief discussion regarding the proposed zone changes, the Commission closed the public hearing and indicated its intent to approve the Avocado Heights CSD, plan amendment, and zone changes. The Commission instructed staff to return with the final ordinance on the Commission consent agenda.

August 27, 2003

The final draft ordinance was returned to the Commission as a consent item. After reviewing the revised ordinance, the Commission adopted the resolution approving the Avocado Heights CSD, plan amendment, and zone changes. The Commission then instructed staff to transmit the item to the Board of Supervisors for consideration.

**NOTICE OF PUBLIC HEARING  
ON PROPOSED AMENDMENTS TO TITLE 22 OF THE LOS ANGELES COUNTY  
CODE (ZONING ORDINANCE)**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, in Room 381, Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, at **9:30 a.m., on Tuesday, October 28, 2003** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code (the Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendments:

Amendments to Title 22 – Planning and Zoning of the Los Angeles County Code to establish the Avocado Heights Community Standards District (“CSD”), General Plan Amendment Case No. 02-224 (1), and Zone Change Case No. 02-224 (1). The objective of the proposed amendments is to update and improve the zoning and land use patterns in the unincorporated community of Avocado Heights and to establish new development standards specifically tailored to that community. These standards are designed to help alleviate the land use and zoning issues identified by the community. The proposed CSD ordinance addresses the following: property maintenance; yards; fences; public assembly uses; landscaping; buffering; signage; building height; Valley Boulevard and Equestrian District standards; minor variations; and other development standards.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Mr. Alexanian at (213) 974-6425 between 7:00 a.m. and 6:00 p.m., Monday through Thursday, or e-mail him at [salexanian@planning.co.la.ca.us](mailto:salexanian@planning.co.la.ca.us). Project materials will also be available for review on the website, <http://planning.co.la.ca.us> under the link “Public Review Documents”.

Pursuant to the California Environmental Quality Act and State and County guidelines, a Negative Declaration has been prepared which shows that the proposed ordinance will not have a significant effect on the environment.

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**Si no entiende este aviso o necesita mas informacion, por favor llame este numero (213) 974-6425.**

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VIOLET VARONA-LUKENS  
EXECUTIVE OFFICER-CLERK OF  
THE BOARD OF SUPERVISORS